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3 RESOLUTION 08-27  
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5 RESOLUTION AUTHORIZING A FINAL LOAN COMMITMENT  
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8 WHEREAS, the California Housing Finance Agency (the "Agency") has received a  
9 loan application on behalf of Golden Age Garden Housing Partners, L.P., a California limited  
10 partnership (the "Borrower"), seeking a loan commitment, the proceeds of which are to be used  
11 to provide financing for a multifamily housing development located in the City and County of  
12 San Diego, California, to be known as Golden Age Apartments (the "Development"); and  
13

14 WHEREAS, the loan application has been reviewed by Agency staff which prepared a  
15 report presented to the Board on the meeting date recited below (the "Staff Report"),  
16 recommending Board approval subject to certain recommended terms and conditions; and  
17

18 WHEREAS, the United States and global capital markets have encountered  
19 unpredictable and unprecedented disruptions in recent days, and that those disruptions have  
20 resulted in conditions in which the Agency may not be able to effectively access those markets;  
21 and  
22

23 WHEREAS, Agency staff can not recommend entering into binding loan  
24 commitments unless and until the staff determines that (i) it can effectively access capital  
25 markets in a manner that is prudent, and that (ii) any financial mechanisms needed to insure  
26 prudent and reasonable financing of loans can be achieved; and  
27

28 WHEREAS, Section 1.150-2 of the Treasury Regulations requires the Agency, as the  
29 issuer of tax-exempt bonds, to declare its reasonable official intent to reimburse prior  
30 expenditures for the Development with proceeds of a subsequent borrowing; and  
31

32 WHEREAS, on May 12, 2008, the Executive Director exercised the authority  
33 delegated to her under Resolution 94-10 to declare the official intent of the Agency to reimburse  
34 such prior expenditures for the Development; and  
35

36 WHEREAS, the Board wishes to grant the staff the authority to enter into a loan  
37 commitment if and when the Agency staff determines in its judgment that reasonable and  
38 prudent financing mechanisms can be achieved;  
39

40 1. The Executive Director, or in his/her absence, either the Chief Deputy Director  
41 or the Director of Multifamily Programs of the Agency is hereby authorized to execute and  
42 deliver a final commitment letter, in a form acceptable to the Agency, and subject to  
43 recommended terms and conditions set forth in the Staff Report and any terms and conditions as  
44 the Board has designated in the Minutes of the Board Meeting, in relation to the Development  
45 described above and as follows:

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6 PROJECT	DEVELOPMENT NAME/	MORTGAGE
7 <u>NUMBER</u>	<u>LOCALITY</u>	<u>AMOUNT</u>

8

9 08-012-A/S	Golden Age Apartments	\$7,200,000.00 Acq/Rehab 1 <sup>st</sup> Mortgage
10	City & County of San Diego,	\$5,300,000.00 Permanent 1 <sup>st</sup> Mortgage
11	California	

12

13 The Board requires as an additional condition of the commitment, receipt of a letter of intent for  
14 the extension of the Section 8 subsidy prior to loan closing. The Board recognizes that in the  
15 event that staff cannot determine that reasonable and prudent financing mechanisms can be  
16 achieved, the staff will not enter into loan commitments to finance the Project. In addition,  
17 access to capital markets may require significant changes to the terms of loans submitted to the  
18 Board. Notwithstanding paragraph 2 below, the staff is authorized to make any needed  
19 modifications to the loan which in staff's judgment are directly or indirectly the result of the  
20 disruptions to the capital markets referred to above.

21

22 2. The Executive Director may modify the terms and conditions of the loans or  
23 loans as described in the Staff Report, provided that major modifications, as defined below, must  
24 be submitted to this Board for approval. "Major modifications" as used herein means  
25 modifications which either (i) increase the total aggregate amount of any loans made pursuant to  
26 the Resolution by more than 7%; or (ii) modifications which in the judgment of the Executive  
27 Director, or in his/her absence, either the Chief Deputy Director or the Director of Multifamily  
28 Programs of the Agency, adversely change the financial or public purpose aspects of the final  
29 commitment in a substantial way.

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31 I hereby certify that this is a true and correct copy of Resolution 08-27 adopted at a duly  
32 constituted meeting of the Board of the Agency held on September 18, 2008, at Burbank,  
33 California.

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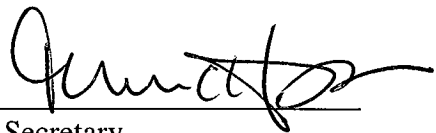
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ATTEST:   
Secretary